

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF SOUTH CAROLINA**

In re **Tina Lynn Cordani**
SSN: XXX-XX-3023
108 Cart Drive
Spartanburg, SC 29307

Case No. **08-00943-HB**

Chapter **13**

NOTICE OF AND APPLICATION FOR SALE OF PROPERTY FREE AND CLEAR OF LIENS

YOU ARE HEREBY NOTIFIED that Debtor is applying for approval to sell the property described below free and clear of all liens and encumbrances according to the terms and conditions stated and hereby requests an order authorizing the sale of said property.

TAKE FURTHER NOTICE that any response, return and/or objection to this application, should be filed with the Clerk of the Bankruptcy Court no later than twenty-one (21) days from service of this notice and application, and a copy simultaneously served on all parties in interest.

TAKE FURTHER NOTICE that no hearing will be held on this notice and application unless a response, return and/or objection is timely filed and served, in which case, the Court will conduct a hearing on **July 13, 2010, at 9:00am**, at the Donald Stuart Russell Federal Courthouse, 201 Magnolia Street, Spartanburg, South Carolina. No further notice of this hearing will be given.

TYPE OF SALE:	Private
PROPERTY TO BE SOLD:	Residence at 108 Cart Drive, Spartanburg, SC 29307
PRICE:	Highest offer not exceeding the listing price of \$213,000
APPRAISAL VALUE:	\$214,000
BUYER:	Unknown (Debtor assumes an offer to purchase will take place in the near future for the listing price or less.)
PLACE AND TIME OF SALE:	N/A
SALES AGENT/AUCTIONEER/BROKER	BK Vernon, Prudential Real Estate, 951 E. Main Street, Spartanburg, SC 29302.
COMPENSATION TO SALES AGENT/AUCTIONEER/BROKER:	Unknown as yet (industry standard)
ESTIMATED TRUSTEE'S COMPENSATION:	None
LIENS/MORTGAGES/SECURITY INTERESTS ENCUMBERING PROPERTY:	Wells Fargo -1st mortgage, \$149,500 (estimated), to be satisfied upon sale. Bank of America - 2nd mortgage, \$17,471.72 (estimated), to be satisfied upon sale. RG Enterprises - mechanic's lien, \$10,050 (estimated), to be satisfied upon sale.
Debtor's EXEMPTION:	Statute: CLSC Section 15-41-30(1) ; Amount \$50,000
PROCEEDS ESTIMATED TO BE PAID TO ESTATE:	None

Applicant is informed and believes that it would be in the best interest of the estate to sell said property as indicated above, and/or the property is of no value to the estate or the funds to be recovered for the estate from the sale of said property justify its sale and the filing of this application. The court may consider additional offers at any hearing held on this notice and application for sale. The court may order at any hearing that the property be sold to another party on equivalent or more favorable terms. The debtor may seek appropriate sanctions or other similar relief against any party filing a spurious objection to this notice and application.

WHEREFORE, applicant requests the court to issue an order authorizing the sale of said property and such other relief as may be proper.

May 20, 2010
Date

/s/ Edward L. Bailey
Edward L. Bailey, Attorney at Law
251 South Pine Street
Spartanburg, South Carolina 29302
District Court I.D. No. 1153

**UNITED STATES BANKRUPTCY COURT
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Debtor

Case No. **08-00943-HB**

Chapter **13**

CERTIFICATE OF SERVICE

(Notice of and Application for Sale of Property Free and Clear of Liens)

All creditors were served with a copy of Debtor's Notice of and Application for Sale of Property Free and Clear of Liens and proposed Order by mailing a copy of the same on the date below, first class mail, postage prepaid, to each creditor and their attorneys at their addresses indicated on the court's mailing matrix as of May 20, 2010.

May 20, 2010
Date

/s/ Judith S. Cudd
Judith S. Cudd, Secretary
251 South Pine Street
Spartanburg, South Carolina 29302
District Court I.D. No. 1153

THE TRUSTEE was served with the Notice of and Application for Sale of Property Free and Clear of Liens and proposed Order by filing a copy of the same, electronically through CM/ECF.

/s/ Edward L Bailey
Edward L. Bailey, Attorney at Law
251 South Pine Street
Spartanburg, South Carolina 29302